

048.A

Map

0002

Block

0007.2

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised: 684,500 /

USE VALUE: 684,500 /

ASSESSed: 684,500 /

Total Card /

Total Parcel

684,500

684,500

684,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
7		MAYNARD ST, ARLINGTON

OWNERSHIP

Owner 1:	GELZINIS PETER P & ELIZABETH
Owner 2:	
Owner 3:	
Street 1:	7 MAYNARD STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

PREVIOUS OWNER

Owner 1:	FRIIS ANNEKATHERINE -
Owner 2:	TRS/7 MAYNARD ST TRUST -
Street 1:	7 MAYNARD STREET
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1925, having primarily Clapboard Exterior and 1527 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7371																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	681,200	3,300		684,500
Total Card	0.000	681,200	3,300		684,500
Total Parcel	0.000	681,200	3,300		684,500
Source:	Market Adj Cost	Total Value per SQ unit /Card:	448.26	/Parcel:	448.26

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	681,200	3300	.		684,500		Year end	12/23/2021
2021	102	FV	624,700	3300	.		628,000		Year End Roll	12/10/2020
2020	102	FV	615,500	3300	.		618,800	618,800	Year End Roll	12/18/2019
2019	102	FV	592,600	3300	.		595,900	595,900	Year End Roll	1/3/2019
2018	102	FV	525,000	3300	.		528,300	528,300	Year End Roll	12/20/2017
2017	102	FV	479,200	3300	.		482,500	482,500	Year End Roll	1/3/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FRIIS ANNEKATHE	139-54		4/7/2016		535,000	No	No		
FRIIS ANDREW	1342-118		8/15/2007	No Prior Val	100	No	No		Sale of 2 Family

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/10/2020	1415	Heat App	11,000	C				
8/4/2020	864	Dormers	230,000	O				
10/29/2019	1745	Re-Roof	12,105	C				
8/4/2015	1065	Redo Kit	22,625		8/4/2015			Replace 11 windows

ACTIVITY INFORMATION

Date	Result	By	Name
7/29/2021	Permit Visit	PT	Paul T
7/16/2018	Measured	DGM	D Mann
2/23/2016	NEW CONDO	PC	PHIL C

Sign:

VERIFICATION OF VISIT NOT DATA

USER DEFINED

Prior Id # 1:	317000
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PRINT

Date	Time
12/29/21	23:58:28

LAST REV

Date	Time
07/29/21	14:03:16

APPROPRIATE

apro	4051
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

aprob

2023

